



## Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

[mgasses@barrington.nh.gov](mailto:mgasses@barrington.nh.gov)

### AMENDED NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i>	<i>Surety returned</i>
<p><i>"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.</i></p>			
<p><b>Proposal Identification:</b>  <b>238-16-V-19-SR (Owner: Drew Pond, LLC)</b> Request by applicant for a Site Review proposal to construct two private roads each to serve 20 townhouse units off Route 9 with waivers (aka Franklin Pierce Highway) on an 18.02-acre site (Map 238, Lot 16) in the Village District. BY: Chris Berry, Berry Surveying &amp; Engineering; 335 Second Crown Point Road; Barrington, NH 03825.</p>			
<p>Owner:  Drew Pond, LLC  242 Central Avenue  Dover, NH 03820</p> <p>Applicant:  Drew Pond, LLC  242 Central Avenue  Dover, NH 03820</p> <p>Professional:  Kenneth A. Berry  Berry Surveying &amp; Engineering  335 Second Crown Point Road  Barrington, NH 03825</p>		<p>Dated: November 5, 2020</p>	

Dear applicant:

This is to inform you that the Barrington Planning Board at its November 3, 2020 meeting **CONDITIONALLY APPROVED** your application referenced above.

Waivers Granted for:

1. **12.2.1 Table one of the Subdivision Regulations, minimum tangent of 100' between reverse curves.**
2. **12.2.1 Table 1 of the Subdivision Regulations, shoulder width of 6 feet in a cut and 3 feet in fill.**
3. **12.7 Table 2, maximum of 2% of a road grade within 100 feet of an intersection.**
4. **12.8.8(4) & 12.8.9, No ditches at grades above 8%, which require curbing, culverts and basins, or at grades above 6% when the developed length exceeds 250 feet.**
5. **4.7.7 (1) minimum pipe diameter of 15" in any drain system.**
6. **4.12.2 Lighting Requirements**
7. **3.1.3 Cross Sections**
8. **4.14.1 (1) Full Traffic Impact Analysis**

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note\* If all of the precedent conditions are not met within 6 calendar months to the day, by May 3, 2021, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

### **Conditions Precedent**

- 1) Road names must be compliant with E911 and approved by the Town
- 2) HOA documents approved by the Town's Attorney
- 3) Correct note #21 on page 7 to read Building addresses will be assigned through the Assessing Office
- 4) Add the following Notes to the Plan:
  - a) "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of construction activities. If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the owner shall be required to install the necessary erosion protection at no expense to the Town".
- 5) Add wetland scientist stamp and signature to the final plan
- 6) Add the owner's signature to the final plan
- 7) Add required permit numbers to coversheet
- 8) Provide complete septic designs and construction approval numbers

- 9) Provide well permit numbers and final water design
- #10) Any outstanding fees shall be paid to the Town
- 11) Prior to obtaining Board signature, the Applicant shall submit three (3) complete paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Barrington's file. The chairman shall endorse three copies of the approved plan(s) meeting the conditions of approval upon receipt of an executed bond for all improvements, excluding buildings. The Town shall retain a signed and approved reproducible 11" X 17", and PDF format with supporting documents for Town records.

### **General and Subsequent Conditions**

#1) Where no active and substantial work, required under this approval has commenced upon the site within two years from the date the plan is signed, this approval shall expire. An extension, not to exceed one year, may be granted, by majority vote of the Board so long as it is applied for at least thirty days prior to the expiration date. The Board may grant only one such extension for any proposed site plan. All other plans must be submitted to the Board for review to ensure compliance with these and other Town ordinances. Active and substantial work is defined in this section as being the expenditure of at least 25% of the infrastructure improvements required under this approval. Infrastructure shall mean in this instance, the construction of road, storm drains, and improvements indicated on the site plan. RSA 674:39

2) The engineer shall certify the improvements have been installed as designed prior to the issuance of a Certificate of Occupancy/Use.

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,



Marcia J. Gasses  
Town Planner

cc: File